



BRIXTON HILL, SW2
OFFERS IN EXCESS OF £300,000 LEASEHOLD

**A FIRST FLOOR (WITH LIFT) PURPOSE BUILT,
ONE DOUBLE BEDROOM FLAT WITH
BALCONY LOCATED IN BRIXTON HILL**

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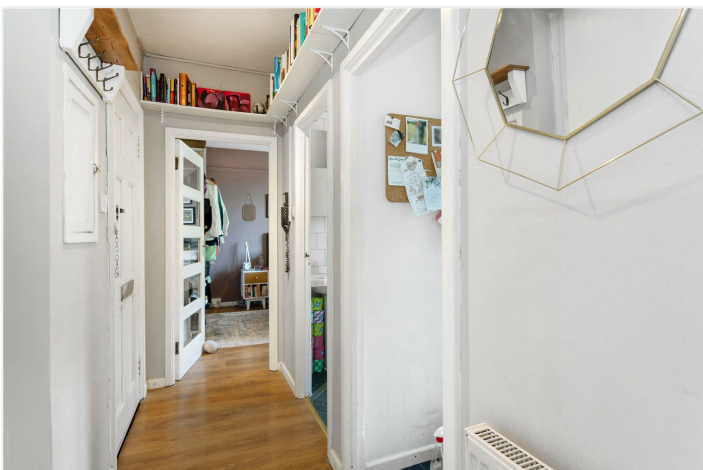


DESCRIPTION:

This charming apartment is situated within a desirable, gated development and is finished to a high and tasteful standard throughout. The bright and airy accommodation comprises a spacious reception room with ample room to dine and a balcony, a separate modern kitchen featuring a range of integrated appliances, a double bedroom, and a bathroom. Streatham Hill, Brixton, Balham, and Clapham are within easy reach. Transport from Streatham Hill station is a short walk away, with direct trains to Clapham Junction and Victoria (17 minutes). Within a fifteen-to-twenty-minute walk or a couple of minutes by bus, you can reach the centres of Brixton, Clapham, and Balham. From here, you can access the Northern or Victoria line tube and enjoy the lively shopping and restaurants, as well as Brixton's famous live music venues and nightclubs. For a quieter experience, both the lovely Brockwell Park and Clapham Common are within walking distance.

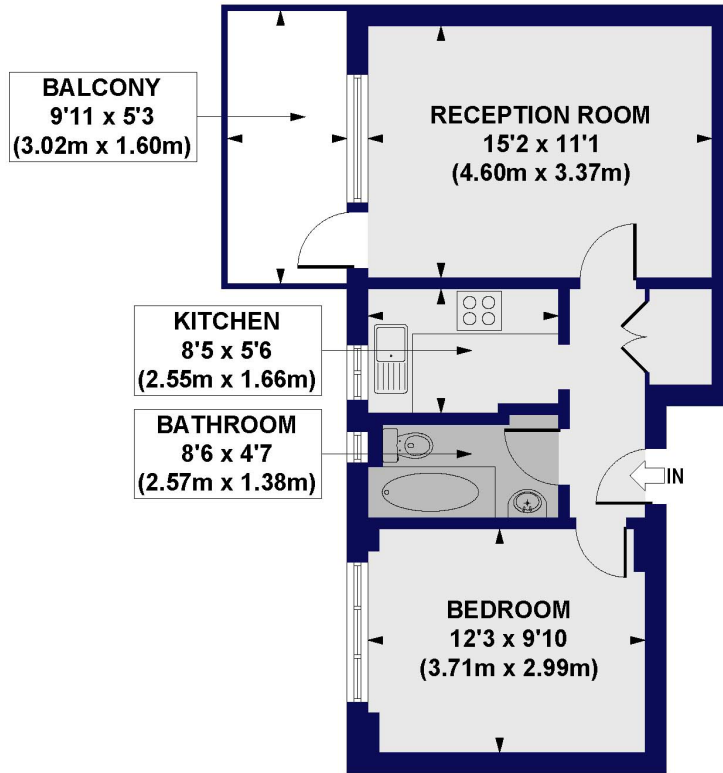
AT A GLANCE

- Desirable gated development
- High, tasteful finish throughout
- Spacious reception with balcony
- Modern kitchen with appliances
- Double bedroom
- Near Streatham Hill station
- Close to Brixton and Clapham
- Walk to parks and shops





Dumbarton Court, Brixton Hill, SW2
 Approx. Gross Internal Floor Area 434 sq. ft / 40.33 sq. m



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 108 year and 4 months

Service Charge: £1386 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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